

Site plan for the proposed development on Lot 1. The plan shows a large central building labeled "Credit Union Building (B)", a smaller building labeled "Escrow Services (A)", and two other buildings labeled "Office Building (C)" and "Office Building (D)". The plan includes extensive parking areas, landscaping with trees and shrubs, and a yellow boundary line. The site is bordered by "Remcon Circle" to the north, "Gem Street" to the east, and "Interstate Highway 10 R.O.W." to the south. A north arrow is located in the top left corner.

ZON04-00021



ZON04-00021



ZON04-00021

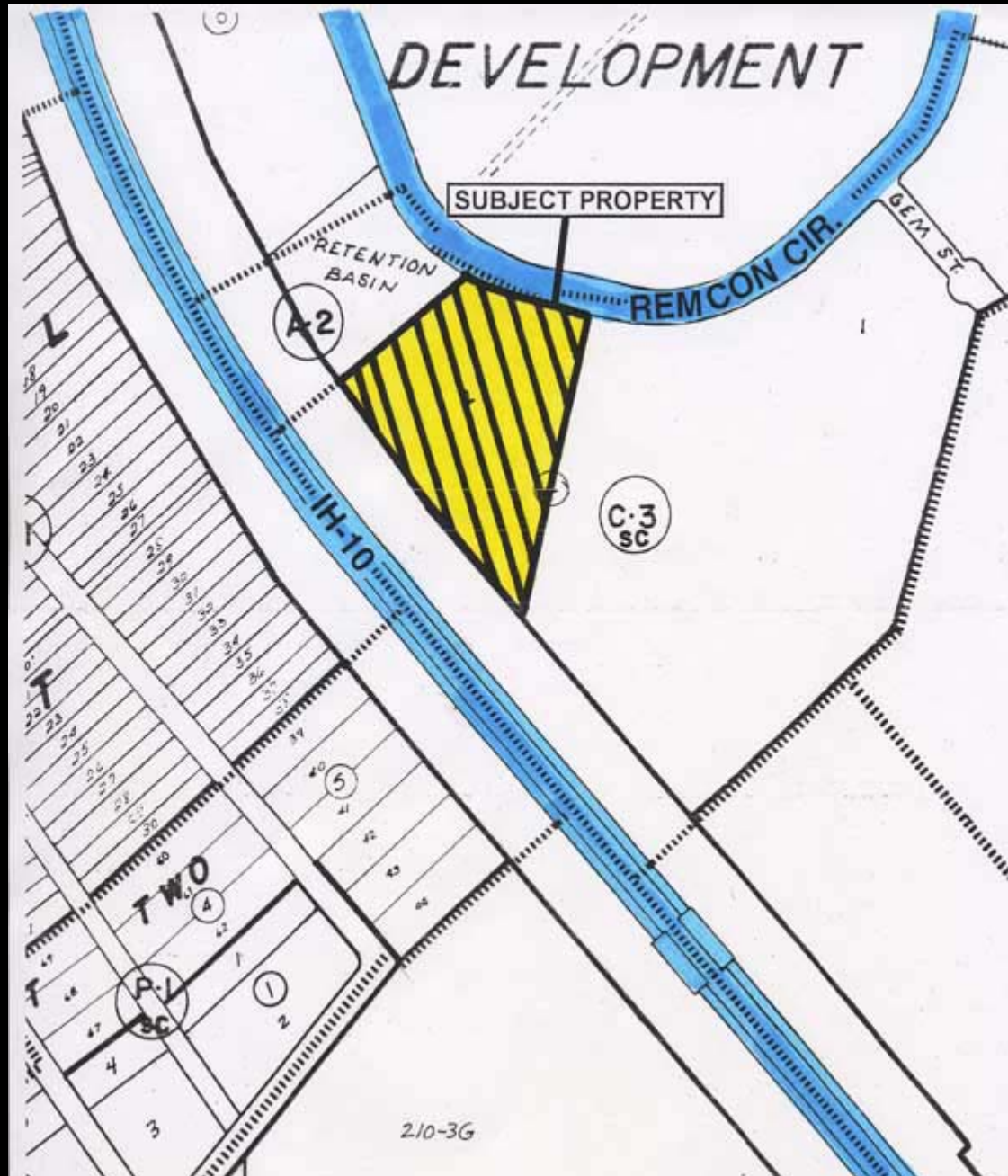


ZON04-00021



ZON04-00021





RESOLUTION APPROVING DETAILED SITE DEVELOPMENT PLAN NO. ZON04-00021, FOR LOT 2, BLOCK 4, WEST TEN DEVELOPMENT, EL PASO, EL PASO COUNTY, TEXAS (7510 REMCON CIRCLE), PURSUANT TO A CONTRACT CONDITION.

WHEREAS, **BOB JONES** (the "Applicant") has applied for approval of a detailed site development plan pursuant to a contract condition to permit the construction and development of a office and commercial buildings; and

WHEREAS, a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject detailed site development plan; and

WHEREAS, the subject detailed site development plan has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. Pursuant to a contract condition, the City Council hereby approves the detailed site development plan submitted by the Applicants, to permit the construction and development of a office and commercial buildings on the following described property which is located in a C-3/sc (Commercial/special contract) District:

Lot 2, Block 4, West Ten Development, El Paso, El Paso County, Texas, and municipally numbered as 7510 Remcon Circle.

A copy of the approved detailed site development plan, signed by the Applicants, the Mayor and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "A" and incorporated herein by reference.

2. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **C-3/sc (Commercial/special contract) District** regulations.

3. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **C-3/sc (Commercial/special contract) and ZON04-00021 District regulations**. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

4. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

ADOPTED this 30th day of March 2004.

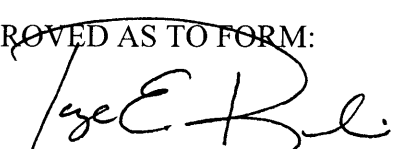
THE CITY OF EL PASO

Joe Wardy, Mayor

ATTEST:

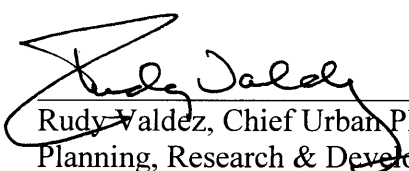
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:



Jorge E. Rousselin, Urban Planner
Planning, Research & Development

APPROVED AS TO CONTENT:



Rudy Valdez, Chief Urban Planner
Planning, Research & Development

(Agreement on following page)

DEVELOPMENT AGREEMENT

By execution hereof, **I, Bob Jones**, the Applicant identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree to develop the property legally described as *Lot 2, Block 4, West Ten Development, El Paso, El Paso County, Texas, municipally numbered as 7510 Remcon Circle*, in accordance with the approved detailed site development plan attached hereto as Exhibit "A" and incorporated herein by reference and in accordance with the standards applicable to the **C-3/sc (Commercial/special contract) District** located within the City of El Paso.

EXECUTED this 11th day of March, 2024.

Bob Jones

Name

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 11th day of March, 2024, by **Bob Jones**, as Applicant.

My Commission Expires:

Notary Public, State of Texas

Notary's Printed or Typed Name:

Kristel J Conletan